

PO Box 580 * Fort Collins, CO 80522
970.221.6750 * 970.224.6134 - fax

DATE: April 8, 2013

TO: Development Review Engineering

PROJECT PLANNER: Courtney Levingston

**PDP130010 Provincetowne Filing 5 PDP
- Type I**

Please return all comments to the project planner no later than
the staff review meeting:

April 24, 2013

Note - Please identify your redlines for future reference

- No Problems
 Problems or Concerns (see below, attached, or ACCELA)

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

April 24, 2013

Michael Brake
JR Engineering
2900 S. College Ave. Suite 3D
Fort Collins, CO 80525

RE: Provincetowne Filing 5, PDP130010, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Courtney Livingston, at 970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Current Planning

Contact: Courtney Livingston, 970-416-2283, clevingston@fcgov.com

Topic: Building Elevations

Comment Number: 1

Comment Originated: 04/10/2013

04/10/2013 Section 3.5.2 (B) requires varification of housing modle variety. This project is rewquired to have 4 different types of housing models. Please provide information of housing modles proposed on these lots. JR - ACKNOWLEDGED. HOUSING TYPE PLANS WERE SUBMITTED.

Topic: Site Plan

Comment Number: 1 JR-SITE PLAN WAS SUBMITTED

Comment Originated: 04/09/2013

04/09/2013: The site plan of Provincetowne Filing Three will need to be amended. Please submit a site plan. On the site plan please note the size of Filing three and how many single family detached dwellings there are now in filing three with this replat.

Site Plan reflecting the Plat

Comment Number: 3 JR - ACKNOWLEDGED

Comment Originated: 04/10/2013

04/10/2013: Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least 20 feet (3.5.2(D)(2)).

Department: Current Planning
Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

Topic: Site Plan

Comment Number: 4 JR- ACKNOWLEDGED

Comment Originated: 04/10/2013

04/10/2013: To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape. Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least 6 feet by 8 feet) by at least 4 feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than 8 feet. Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage (Section 3.5.2(E)).

Department: Engineering Development Review
Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 04/22/2013

04/22/2013: Plat JR- SEE ADDED NOTE ON PLAT
Need to provide a note on the plat that identifies and indicates that the sidelot drainage easements dedicated on the Provincetowne Third Filing plat that are within the limits of this replat are vacated and rededicated as shown with this replat. All the other easements appear to match.

Comment Number: 2

Comment Originated: 04/22/2013

04/22/2013: Utility plans JR- CORRECTED ON PLANS
Have some layer/line weight issues on some of the sheets. Example: on the utility plans the water services are shown light and dashed and I know that they are not existing.

Comment Number: 3 JR- CORRECTED ON PLANS

Comment Originated: 04/22/2013

04/22/2013: See plans for additional comments. Missing some text and information on some sheets - could be a layer issue.

Department: Environmental Planning
Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 04/18/2013

04/18/2013: No comments.

Department: Light And Power
Contact: Doug Martine, 970-224-6152, dmartine@fcgov.com

Topic: General

Comment Number: 1 JR-ACKNOWLEDGED

04/10/2013: When the development is ready to proceed, the developer will coordinate power requirements and electric development charges with Light Engineering (970)221-6700.

Department: Light And Power

Contact: Doug Martine, 970-224-6152, dmartine@fcgov.com

Topic: General

Comment Number: 2 JR-ACKNOWLEDGED

Comment Originated: 04/10/2013

04/10/2013: After the plat is approved and recorded, please send an AutoCad drawing (version 2008) to Terry Cox at TCOX@FCGOV.COM

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

Topic: General

Comment Number: 01

Comment Originated: 04/23/2013

04/23/2013: WATER SUPPLY JR-SUBMITTED PLAN TO JIM JUNE 5 VIA EMAIL

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

Upon review of the information available on the submitted plans, it is unclear if the hydrant spacing requirements (outlined above) are being met.

Provide Exhibit of all F.H. locations per approved Feb 3. plan

Comment Number: 02

Comment Originated: 04/23/2013

04/23/2013: PREMISE IDENTIFICATION JR-ACKNOWLEDGED

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 04/23/2013

04/23/2013: No comments.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: Construction Drawings

Comment Number: 1 JR-CORRECTED ON PLANS

Comment Originated: 04/22/2013

04/22/2013: There is cut off text in the profiles on sheet 43.

Topic: General

Comment Number: 13 JR-LANDSCAPE PLANS HAVE BEEN SUBMITTED

Comment Originated: 04/22/2013

04/22/2013: Why are there no Site & Landscape Plans for this project?

Topic: Plat

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: Plat

- Comment Number: 2 JR-UPDATED PLAT** Comment Originated: 04/22/2013
04/22/2013: Please change "men" to "persons" in the Statement Of Ownership And Subdivision.
- Comment Number: 3 JR-DONE** Comment Originated: 04/22/2013
04/22/2013: Please make sure that all Plat language is the most current.
- Comment Number: 4 JR-DONE** Comment Originated: 04/22/2013
04/22/2013: Please make all lot lines the same linetype. See redlines.
- Comment Number: 5 JR-CORRECTED** Comment Originated: 04/22/2013
04/22/2013: There are line over text issues on sheet 2.
- Comment Number: 6 JR-CORRECTED** Comment Originated: 04/22/2013
04/22/2013: Please change the distances along the side lot lines in block 1 to the actual "lot" distance, not the total distance across both lots.
- Comment Number: 7 JR-CORRECTED** Comment Originated: 04/22/2013
04/22/2013: If the bearing & distance along Province Road is not a chord bearing & distance, please move it away from the curve data. See redlines.
- Comment Number: 8 JR-CORRECTED** Comment Originated: 04/22/2013
04/22/2013: Please correct the distances & curves along Province Road. See redlines.
- Comment Number: 9 JR-DONE** Comment Originated: 04/22/2013
04/22/2013: All outer boundary curves must have a chord bearing & distance listed, per Development Review Submittal Requirement 3(c). If the curve numbers and curve table are to be used, the curve numbers need to be bolder text and on the outside of the boundary and the curve data shown needs to be removed.
- Comment Number: 10 JR-REMOVED** Comment Originated: 04/22/2013
04/22/2013: Please remove all addresses shown on sheet 2.
- Comment Number: 11 JR-DONE** Comment Originated: 04/22/2013
04/22/2013: Please rotate the text "Crooked Arrow Lane" and all right of way information associated with the name 180 degrees.
- Comment Number: 12 JR-SEE PLAT NOTE** Comment Originated: 04/22/2013
04/22/2013: The existing 6' drainage easements for Provincetowne Filing Three will need to be vacated for the lots that adjusted lot lines.

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

Topic: General

- Comment Number: 1** Comment Originated: 04/18/2013
04/18/2013: No comments